

# \$5,000 - 540 Nucleus Avenue A, Columbia Falls

MLS® #30046127

**\$5,000**

Bedroom, Bathroom, 2,710 sqft  
Commercial Lease

N/A, Columbia Falls, MT

Here's your chance to lease a premier restaurant space in the heart of downtown Columbia Falls on vibrant Nucleus Avenue. Located in the same building as the popular Monaco Sports Bar, this is more than just a lease – it's an exciting opportunity to bring your restaurant concept to life alongside an established sports bar. The open layout features a spacious dining area, fully equipped commercial kitchen, and excellent street visibility. Whether you're envisioning comfort food, global flavors, or a chef-driven concept, the stage is set, all you need is your vision. The bar is already buzzing and ready to complement your culinary creation. Located in a high-traffic, rapidly growing area with an existing customer base, this spot is ideal for launching something fresh and exciting. Don't miss out on this unique chance to create a standout dining experience in a thriving downtown location. \*Serious inquiries only

Built in 2023

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | 30046127         |
| Price          | \$5,000          |
| Square Footage | 2,710            |
| Year Built     | 2023             |
| Type           | Commercial Lease |
| Sub-Type       | Building         |



Status                      Active

**Community Information**

Address                      540 Nucleus Avenue A  
Subdivision                  N/A  
City                            Columbia Falls  
County                        Flathead  
State                          MT  
Zip Code                    59912

**Amenities**

Utilities                      Cable Available, Electricity Available, High Speed Internet Available,  
Phone Available, Fiber Optic Available  
Parking                        Additional Parking, See Remarks

**Interior**

Interior Features            Fireplace  
Heating                        Electric, Forced Air  
Cooling                        Central Air

**Exterior**

Exterior Features            See Remarks  
Construction                Wood Frame

**Additional Information**

Date Listed                  April 9th, 2025  
Days on Market              181  
Zoning                        Commercial